



“EXCEPTIONAL COUNTRYSIDE HOME”  
Banham, Norfolk | NR16 2DA

FINE & COUNTRY

# WELCOME



Beautiful five-bedroom detached home with modern extensions, to add to this lovely home the former Stable Block has two additional bedrooms and a bathroom. This wonderful property also has a useful large detached Annexe/Barn. All this is set with grounds of approximately one acre. With no onward chain and a particularly motivated seller, there is so much to this home that it needs to be seen to be fully appreciated.







- A beautiful five double bedroom detached Character Property
- A separate annexe building
- Approximately an acre of land.
- Extensive out buildings including a former stable block housing two further bedrooms and a bathroom
- Exceptional views of the surrounding countryside
- Parking and carports for multiple cars
- A large master bedroom with ensuite
- A short drive to train links to London
- Lapsed planning for a one-bedroom bungalow
- Chain Free

The original part of this lovely property was built in 1750 but is just coming to the end of an extensive renovation, with a large extension which began only two years ago. The current owners have lived here for 20 years and have undertaken a full refurbishment of the house - which doesn't just include the new extension. The owner explains "we have done so much to the property: all the plumbing and electrics have been replaced throughout, we have installed new windows, new drainage and even removed the original tiles from the roof, which was then insulated and felted, before the original tiles were placed back on." In addition to retaining the original features of the property, the owner has also worked hard to future proof the home, with the addition of Cat 5 cabling and a CCTV system.

This huge undertaking has proven to be extremely worthwhile; the property that has been created is a magnificent home, ready for a new family to continue its story.

The rooms in this house are very spacious, and with the addition of the annexe, as well as the versatility of the rooms in the main house, the property is ideal for families looking for a multi-generational home, with plenty of space for everyone to have their own privacy.

To the ground floor is a spacious open plan kitchen / living area. This forms part of the new extension and is a fantastic area for entertaining. The stunning, sleek kitchen units, arranged across two walls provide an abundance of storage and house a selection of new integrated appliances, including a fridge, freezer, dishwasher, and coffee machine.



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























A Smeg Range Cooker will also be remaining with the property. Underfoot, the kitchen area has been tiled, with the rest of the floor in this wonderful space fitted with honey-coloured wood flooring.

A matching island unit adds the potential for informal seating. The owners have created a seating / TV area at the far end of the room, and you can feel that this is the true heart of the home, with plenty of space for cooking, relaxing, and spending time together.

The room has a triple aspect, with two sets of large glass doors opening into the beautiful garden, allowing you to bring the outdoors in on warm days and inviting in plenty of natural light. On warm evenings, the seamless outside access lends itself well to outdoor entertaining.

Entering the original part of the property, you will find a reception room with tiled floor. This charming room features a large open fireplace and exposed character beams. The versatility of this home allows for extensive room reconfigurations, and this area is no exception, with the option of serving as a formal dining room, a cosy second sitting room, a library, or a snug.

The sitting room is light and airy, with solid wood flooring and a focal fireplace with woodburning stove. Exposed brickwork and ceiling timbers bring plenty of character to this space.

A further double aspect reception room provides a lovely addition to the ground floor, with direct access to the garden. This room is currently purposed as a bedroom, but it would make an excellent study, TV room, or children's playroom.

There is plenty of useful wardrobe storage too. There is also an adjoining bathroom with a full-length bath and a separate shower, as well as a variety of storage units, making it perfect for visiting guests.

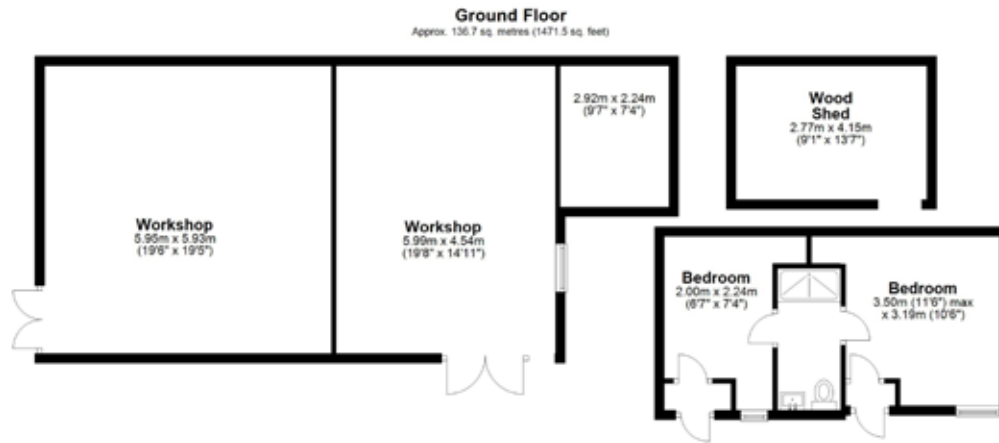
To the first floor of the property are four bedrooms. The largest room has an attractive Juliet balcony which affords lovely views of the garden and invites plenty of natural light into the room. There are also generous fitted wardrobes for storage as well a modern ensuite shower room. Three further bedrooms are located on the first floor. With built-in wardrobes, each features useful storage. The first-floor rooms are completed by a well-appointed family bathroom.

This wonderful home also has two additional bedrooms and a Jack and Jill bathroom in the stable block making it ideal for someone looking for a multi-generational home. The Annexe/barn offers lots of possibilities, the rooms are currently configured as a dining room, family room and open plan living area which is currently being used as a craft room/gym and office, but there is plenty of flexibility here. There is a large utility room, (which could easily be converted into a self-contained kitchen), as well as a shower room.

Situated in a tranquil setting, the property enjoys a private and secluded location, surrounded by open countryside from all aspects. Upon arrival at the house, you are met by electric gates that lead you onto a spacious parking area that facilitates parking for multiple vehicles and access to a large carport. There are several outbuildings with this property, the most notable of which is an entertainment area / bar which is positioned on raised decking that extends out over the pond.



# STEP OUTSIDE



Total area: approx. 136.7 sq. metres (1471.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanIt.

Extensive lighting has been fitted here, making this a great place to entertain friends and family long into the evening.

The south facing garden is laid predominantly to lawn, with a well-fenced periphery, ensuring this is a secure area for children and dogs. Throughout the grounds, extensive hedging and flower beds have been planted, as well as a small orchard.

Banham is a welcoming village with a village hall that hosts a variety of ongoing community events, as well as an active church. Banham Zoo, a popular attraction, is also located here. Banham is located approximately seven miles north of Diss, a busy market town with a variety of shops and amenities. Diss Station provides frequent, direct rail connections into London Liverpool Street in under an hour and a half. Thetford, about 12 miles away, has a variety of shops and facilities, including supermarkets, restaurants, pubs, a cinema, and an indoor soft play centre.

## Agents Notes

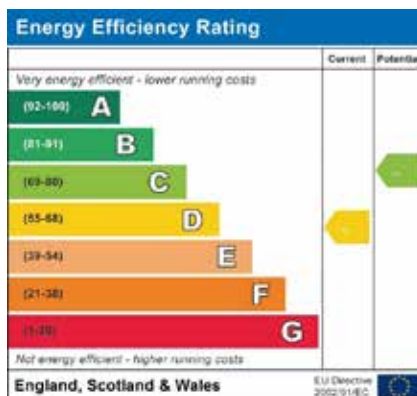
Tenure: Freehold

Local Authority: Breckland District Council – Band E  
Services: Mains Electricity & Water, Private Drainage, OFCH.

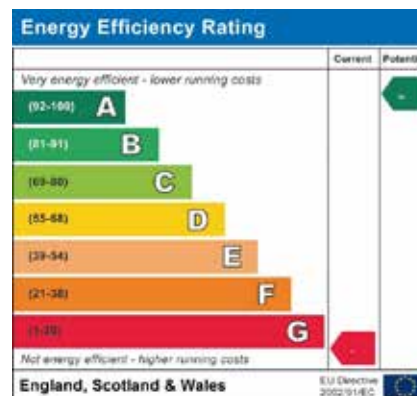
## Directions:

From Diss head North on the Shelfanger road towards Winfarthing. Continue on the B1077 until you get to a crossroads with the B1113. At the junction turn left on to the New Buckenham Road and the property is on your left after about 500meters.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - lousy.underway.skips



MAIN HOUSE



ANNEXE





Total area: approx. 341.6 sq. metres (3677.2 sq. feet)

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